028.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,068,400	/	1,068,400
USE VALUE:	1,068,400	/	1,068,400
ASSESSED:	1,068,400	/	1,068,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	23 HEARTHSTONE RD
Street 2:	
Twn/City:	HOPKINTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01748 Type:

PREVIOUS OWNER

Owner 1:	HANNAFORD/ M/MCNULTY/TRS -
Owner 2:	LIFE ESTATE -
Street 1:	52 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3802 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	610,400	3,200	454,800	1,068,400
Total Card	0.114	610,400	3,200	454,800	1,068,400
Total Parcel	0.114	610,400	3,200	454,800	1,068,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.05 /Parcel: 281.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19054

GIS Ref

GIS Ref

Insp Date 07/29/17

!2313!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	610,400	3200	4,950.	454,800	1,068,400		Year end	12/23/2021
2021	104	FV	581,300	3200	4,950.	454,800	1,039,300		Year End Roll	12/10/2020
2020	104	FV	581,400	3200	4,950.	454,800	1,039,400	1,039,400	Year End Roll	12/18/2019
2019	104	FV	444,400	3200	4,950.	483,200	930,800	930,800	Year End Roll	1/3/2019
2018	104	FV	444,400	3200	4,950.	352,500	800,100	800,100	Year End Roll	12/20/2017
2017	104	FV	389,400	3200	4,950.	307,000	699,600	699,600	Year End Roll	1/3/2017
2016	104	FV	389,400	3200	4,950.	261,500	654,100	654,100	Year End	1/4/2016
2015	104	FV	344,700	3200	4,950.	255,800	603,700	603,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:19:54

LAST REV

Date	Time
11/29/21	08:46:13
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANNAFORD/ M/MC	53496-555		9/3/2009	Family	99	No	No		
HANNAFORD MARGA	31146-413		2/10/2000	Convenience	1	No	No	4	Margaret Hannaford dod 7/3/12
	12532-367		10/1/1973		41,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2021	1660	Porch	31,360					
4/8/2011	252	Siding	24,700					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
3/9/2000	Inspected	264	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	454,802	Spl Credit		Total:	454,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96399522
Const Adj.:	0.98990101
Adj $ / SQ:	171.767
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	829415
Depreciation:	218966
Depreciated Total:	610449

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

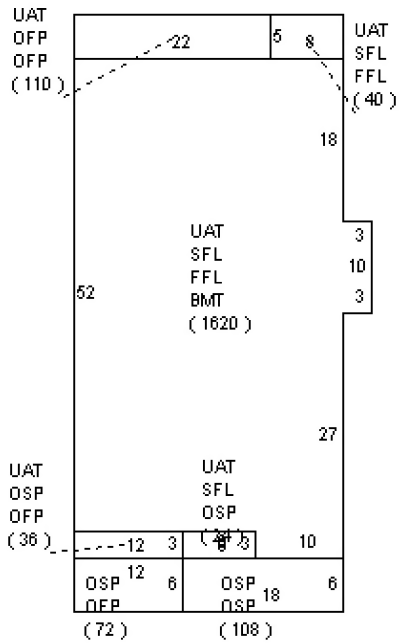
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.77
Special Features:	0	Val/Su Net:	100.10
Final Total:	610400	Val/Su SzAd	182.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,684	171.770	289,255
FFL	First Floor	1,660	171.770	285,133
BMT	Basement	1,620	51.530	83,479
UAT	Upper Attic	458	120.240	55,008
OSP	Screen Porch	348	23.130	8,049
OFP	Open Porch	328	21.310	6,991

Net Sketched Area:	6,098	Total:	727,915
Size Ad	3344	Gross Area	7470	FinArea	3802
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1930	28.16	T	40	104			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc